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ROBERT IRVING BURNS



# MH MORAY HOUSE



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## 23-35 GREAT TITCHFIELD STREET

LONDON, W1W 7PA

**TO LET**

Fully Furnished (CAT A+) Office  
In The Heart of Fitzrovia

4,200 sq. ft.

4th Floor

## Description



## Description

This 4th floor sublease opportunity is perfect swing space for companies looking for a perfect 1 year option before their next move.

The office is accessed by a 6 person passenger lift or communal staircase, and comes fully furnished. The floor benefits from great natural light afforded from 3 sides, integrated staff kitchen, LED lighting, wall mounted radiators, integrated comfort cooling system (not tested), communal WCs and shower.

The floor is furnished with 2 boardrooms, strategy rooms, 4 x single call booths, 2 x high tables, 2 x 4 person meeting booths and has desking for 36 presently installed.

# Specification

- 1 x 16 person boardroom
- 2 x 9 person high table
- 4 x 1 person call booth
- 1 x 10 person boardroom
- 2 x 4 person meeting booth
- 1 x 4 person high table
- 1 x 6 person strategy/meeting room
- 36 x fitted desks
- 1 x informal meeting area



Photos





Kaffeine



Sergio's



Drunch



Crown & Sceptre Pub

## Location

Fitzrovia has a rich history as a creative and bohemian neighbourhood, now a popular area for businesses in fashion, media, healthcare, and the arts. Tenants at 23-35 Great Titchfield Street are well-placed to enjoy the local atmosphere, with a wide variety of independent cafes, restaurants, bars, art galleries, and boutique shops nearby, offering a unique and stylish alternative to the larger brands on Oxford Street and Regent Street.

Just a short walk away, the bustling area around Charlotte Street is filled with a selection of eateries and charming pubs, perfect for socialising or relaxing after a busy day.

Transport options are abundant, with access to 8 Underground lines across nearby stations and the Elizabeth Line, making journeys across London quick and convenient.

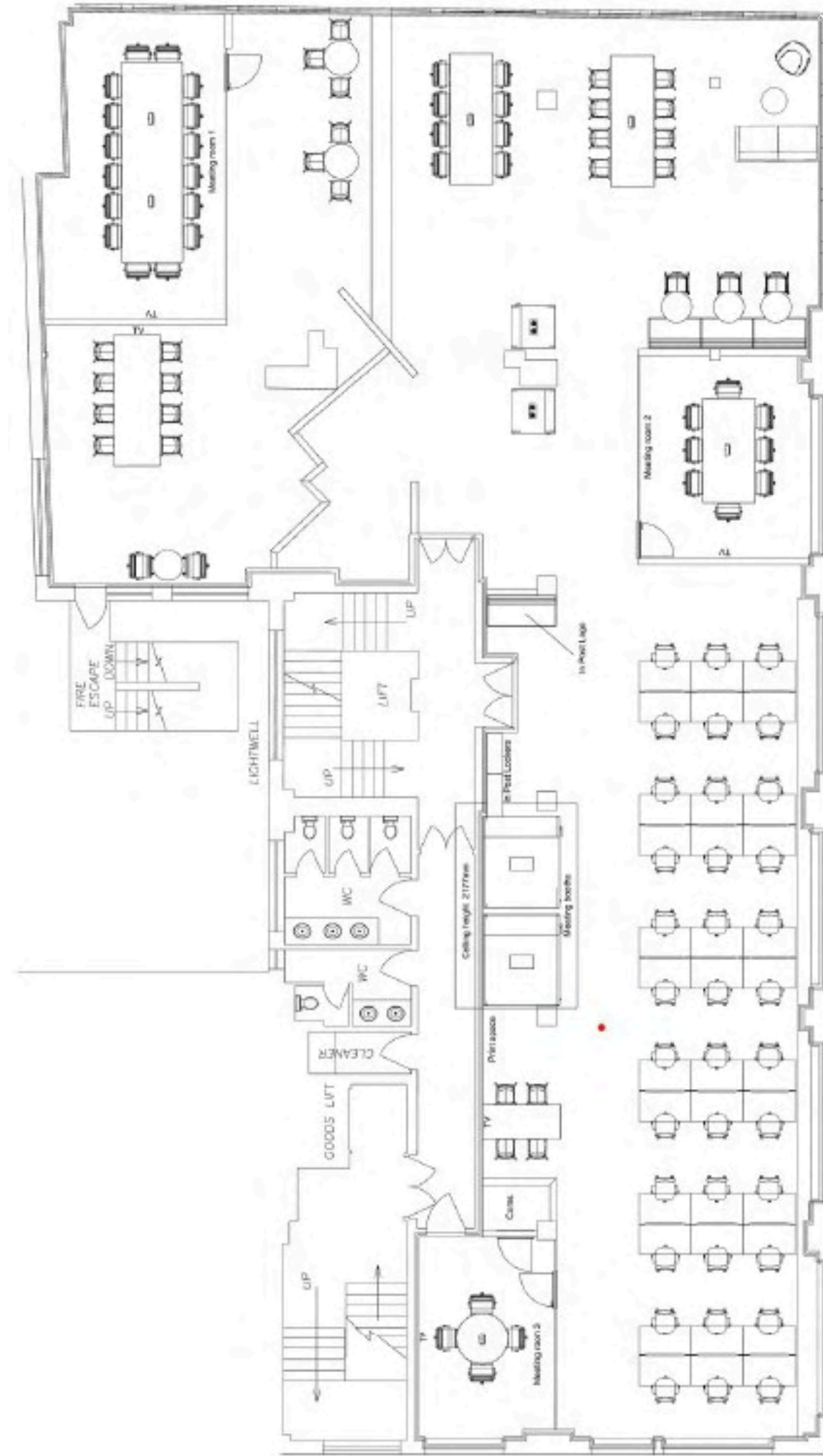
External Photos



23-35 GREAT TITCHFIELD STREET

# Floor plan

\*Not to scale



# Financials

Floor	4th floor
Total Size (sq.ft.)	4,200
Passing Rent (p.a.) excl.	£304,500
Service Charge	£52,500
Estimated Rates Payable (p.a.)	£99,002
Business Insurance	£4,167.60
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£460,170</b>

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.



## LEASE

A sub-lease for a term until January 2026.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Available on request.

## VAT

TBC.

## FLOOR PLANS

Scaled floor plans available on request.

### Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

### Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. December 2024



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## CONTACT US

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